

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – VGTM UDA, - Change of land use from Residential use to General Commercial use in D.Nos.286/A, 287/A(P) & B(P), 288 and 289/2 of Etukuru Village, Bonthapadu Road, Guntur Municipal Corporation limits to an extent of 47689.82 Sq.Mtrs – Draft variation - Confirmation – Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT(I2) DEPARTMENT

G.O.Ms.No.503

Dated:21.12.2013

Read the following:-

1. From V.C., VGTMUDA, Lr.Rc.No.E1-03/2013, Dt.29.04.2013 & 03.07.2013.
2. From Commissioner, GMC, Lr.No.10969/2012/G4, dt:14.06.2013
3. Govt Memo.No.11411/I2/2012, dt:30.06.2012.
4. Memo No.10116/ I₂ / 2013-1 Dated: 05.10.2013
5. From V.C., VGTMUDA, Lr.Rc.No.E1-03/2013, Dt.03.12.2013.

ORDER:

The draft variation to the Zonal Development Plan of Guntur issued in Government memo 4th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.683, Part-I, dated.10.10.2013. No objections and suggestions have been received from the public within the stipulated period. It is reported by the Vice Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Divisional Office, Guntur that the applicant has paid an amount of Rs.59,61,230/- (Rupees Fifty Nine Lakhs Sixty One Thousand Two Hundred and Thirty) towards development charges. Hence, the draft variation is confirmed.

2. The appended notification shall be published in an Extraordinary issue of Andhra Pradesh Gazette, dated: 30.12.2013.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.S.K.JOSHI
PRINCIPAL SECRETARY TO GOVERNEMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban
Development Authority, Vijayawada.

Copy to:

The applicant through the Vice-Chairman, VGTM UDA, Vijayawada.
The Special Officer and Competent Authority, Urban Land Ceiling, Guntur.
The District Collector, Guntur.
Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (2) of section 12 of the Andhra Pradesh Urban Areas (Development)Act, 1975(Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Tenali, the same having been previously published in Extraordinary issue of Andhra Pradesh Gazette No. 683, Part-I, dated.10.10.2013 as required by sub-section (3) of the said section.

VARIATION

The site under reference measuring to an extent of 47689.82 Sq.mts is falling in D.Nos. 286/A, 287/A(P) & B(P), 288 and 289/2 of Etukuru Village, Bonthapadu road of Guntur Municipal Corporation. The boundaries of which are given in the schedule below and which was earmarked for residential use in the Zonal Development plan of Guntur sanctioned in G.O.Ms.No.688, MA dated:30.12.2006 is now designated for General Commercial use as shown in modification to zonal development plan vide M.Z.D.P.No.04/2013/CITY/GNT which is available in the office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban development Authority, Divisional Office, Guntur, subject to the following conditions:

1. the applicant should form a road on ground with minimum width of 60 feet from national Highway to proposed site.
2. that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
3. that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
4. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. the change of land use shall not be used as the proof of any title of the land.
6. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
8. The applicant shall hand over the road affected portion to the local authority free of cost by way of cost registered gift deed before obtaining building permission from the competent authority.
9. any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

SCHEDULE

NORTH: Site falling in D.Nos.289/1,292 of Etukuru Village, Municipal Corporation, Guntur.

SOUTH: Site falling in D.Nos.286/P,287/P of Etukuru Village, Municipal Corporation, Guntur.

EAST: Site falling in D.No.287 of Etukuru Village, Municipal Corporation, Guntur.

WEST: Existing 36'-0" to 39'-7" wide Bonthapadu donka to be widened to 60'-0" road as per zonal development plan of Guntur falling in D.No.290 of Etukuru Village, Municipal Corporation, Guntur.

Dr.S.K.JOSHI
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER